

MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING AND ZONING
111 N.W. 1st STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

ZONING HEARING NOTICE

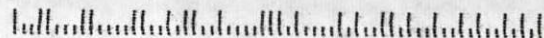
PRESORTED
FIRST CLASS



Z2003000123 BCC 2351
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
111 N.W. 1 STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

BAU15M5

33128



MIAMI-DADE COUNTY NOTICE OF PUBLIC HEARING

YOU ARE NOT REQUIRED TO RESPOND TO THIS NOTICE: HOWEVER, OBJECTIONS OR WAIVERS OF OBJECTION MAY BE MADE IN PERSON AT HEARING OR FILED IN WRITING PRIOR TO HEARING DATE. IT IS RECOMMENDED THAT SAME BE MAILED AT LEAST FIVE DAYS (EXCLUDING SATURDAYS, SUNDAYS AND HOLIDAYS) BEFORE HEARING DATE. REFER TO HEARING NUMBER ON CORRESPONDENCE AND MAIL SAME TO **MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING AGENDA COORDINATOR, 111 NW 1 STREET, SUITE 1110, MIAMI FLORIDA 33128-1974.** FOR FURTHER INFORMATION, PLEASE CALL (305) 271-1242 AND DIRECT DIAL: 1-4-1-6 OR FOR SPANISH: 2-4-1-6 PAUSING BETWEEN NUMBERS. IF YOUR ARE IN NEED OF A TRANSLATOR, FOR THIS MEETING, ONE CAN BE PROVIDED FOR YOU AT NO CHARGE. PLEASE CALL (305) 375-1244 AT LEAST TWO WEEKS IN ADVANCE OF THE MEETING DATE.

HEARING NUMBER: 03-123
APPLICANT NAME: JOSE MILTON TRUST

THE APPLICANT IS APPEALING THE DECISION OF THE COMMUNITY ZONING APPEALS BOARD #5 WHICH DENIED THE FOLLOWING:

THE APPLICANT IS REQUESTING A ZONE CHANGE FROM LIMITED BUSINESS DISTRICT TO HIGH DENSITY APARTMENT HOUSE DISTRICT, AN UNUSUAL USE FOR ENTRANCE FEATURES WITH GATES, GUARDBOUSES AND DECORATIVE FOUNTAIN, TO PERMIT LESS TREES & SHRUBS THAN REQUIRED ON THIS SITE. ALSO REQUESTING A MODIFICATION OF PREVIOUSLY APPROVED RESOLUTIONS TO PERMIT THE APPLICANT TO SUBMIT REVISED SITE PLANS TO EXPAND A RESIDENTIAL APARTMENT DEVELOPMENT ONTO ADDITIONAL PROPERTY TO THE SOUTH, AND A DELETION OF RECORDED COVENANTS TO ALLOW THE APPLICANT TO

RELEASE THESE COVENANTS FROM THE SUBJECT PROPERTY WHICH TIED THE RESIDENTIAL PARCEL TO A SITE PLAN. LOCATION: THE SOUTHEAST CORNER OF NW 186 STREET, & NW 8 AVENUE, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 19.3 ACRES
PLANS ARE ON FILE AND MAY BE EXAMINED IN THE ZONING DEPARTMENT. PLANS MAY BE MODIFIED AT PUBLIC HEARING.

HEARING WILL BE HELD IN THE DADE
MIAMI-DADE COUNTY-STEPHEN P. CLARK CTR
BOARD OF COUNTY COMMISSIONERS
COUNTY COMMISSION CHAMBERS, 2ND FLOOR
111 NW 1ST. STREET
MIAMI-DADE COUNTY, FLORIDA

COUNTY COMMISSION
DATE 05/13/2004
THURSDAY
TIME 9:30 AM

Z2003000123 BCC 2351
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
111 N.W. 1 STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

FOR YOUR INFORMATION: NOTICE OF ZONING HEARING IN YOUR AREA.

PLEASE NOTE THAT THIS NOTICE IS FOR YOUR INFORMATION ONLY. YOU ARE NOT REQUIRED TO APPEAR AT THE HEARING OR TO RESPOND.

This notice is to advise you that a zoning hearing application has been filed with the Miami-Dade County Department of Planning, and Zoning which may be of interest to you and your immediate neighborhood. The name of the applicant, what is being requested, and the location of the property that would be affected are contained in the inside of this mailer. The following information is provided to assist you in determining if you want to participate in the zoning hearing process.

- **YOU** are entitled to attend and to speak at the zoning hearing.
- **YOU** may submit written letters or petitions in favor of, or opposing this hearing.
- **YOUR** testimony along with county departmental recommendations and other evidence presented at the hearing will assist the zoning board in making its decision.
- **YOU** are entitled to discuss the application with the professional county staff members that are reviewing the application prior to the hearing.
- **YOU** cannot, however, in accordance with a court ruling, contact a County Commissioner, or Community Zoning Appeals Board member, individually, either orally or in writing, about the application outside of the public hearing.
- **YOU** will know of the zoning board's decision at the hearing unless this case is deferred by the board to another hearing date.
- **YOU** may appeal any zoning decision if your name appears in the official record of the case. However, citizens who wish to **APPEAL** a zoning decision should be aware of the following:

- Decisions of all Community Zoning Appeals Boards will become final unless appealed by an aggrieved party.
- Appeals from Community Zoning Appeals Boards are either to the Board of County Commissioners or to Circuit Court, depending on the type of application.

APPEALS FROM COMMUNITY ZONING APPEALS BOARD TO BOARD OF COUNTY COMMISSIONERS

- For those types of Community Zoning Appeals Board appeals that may be considered by the Board of County Commissioners, the appeal period runs 14 days from the date the results of the Community Zoning Appeals Board are posted in the Department of Planning and Zoning.
- Results are typically posted on the Monday following a hearing.
- Appeals to the Board of County Commissioners are filed with the Zoning Hearing Section of the Department of Planning and Zoning on a form prescribed for appeals. An appeal fee is required to be submitted with the appeal form.

APPEALS FROM BOARD OF COUNTY COMMISSIONERS AND COMMUNITY ZONING APPEALS BOARDS TO CIRCUIT COURT

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- Appeals of Commission and applicable Community Zoning Appeals Board decisions must be filed with the Circuit Court of the Eleventh Judicial Circuit.

PLEASE NOTE THAT THE APPLICATION MAY CHANGE DURING THE HEARING PROCESS.

FOR ANY FURTHER INFORMATION ON THE ZONING HEARING PROCEDURE, PLEASE CONTACT THE ZONING HEARING SECTION AT (305) 271-1242 AND DIRECT DIAL 1-4-1-6 PAUSING BETWEEN EACH NUMBER. EN ESPANOL (305) 271-1242 Y MARCAR DESPACIO 2-4-1-6.

MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING AND ZONING
111 N.W. 1st STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

ZONING HEARING NOTICE

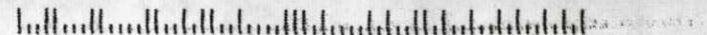
PRESORTED
FIRST CLASS



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Z2003000123 C05 2330
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
111 N.W. 1 STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

LGAYTMS 33128



MIAMI-DADE COUNTY NOTICE OF PUBLIC HEARING

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HEARING NUMBER: 03-123
APPLICANT NAME: JOSE MILTON TRUST

THE APPLICANT IS REQUESTING A ZONE CHANGE FROM LIMITED BUSINESS DISTRICT TO HIGH DENSITY APARTMENT HOUSE DISTRICT, AN UNUSUAL USE FOR ENTRANCE FEATURES WITH GATES, GUARDBOUSES AND DECORATIVE FOUNTAIN, TO PERMIT LESS TREES & SHRUBS THAN REQUIRED ON THIS SITE. ALSO REQUESTING A MODIFICATION OF PREVIOUSLY APPROVED RESOLUTIONS TO PERMIT THE APPLICANT TO SUBMIT REVISED SITE PLANS TO EXPAND A RESIDENTIAL APARTMENT DEVELOPMENT ONTO ADDITIONAL PROPERTY TO THE SOUTH, AND A DELETION OF RECORDED COVENANTS TO ALLOW THE APPLICANT TO RELEASE THESE COVENANTS FROM THE SUBJECT PROPERTY WHICH TIED THE RESIDENTIAL PARCEL TO A SITE PLAN.

LOCATION: THE SOUTHEAST CORNER OF NW 186 STREET, & NW 68 AVENUE, MIAMI-DADE COUNTY, FLORIDA.

SIZE OF PROPERTY: 19.3 ACRES

PLANS ARE ON FILE AND MAY BE EXAMINED IN THE PUBLIC HEARING.

HEARING WILL BE HELD AT THE
AMERICAN HIGH SCHOOL
18350 NW 67 AVENUE
HIALEAH, FLORIDA 33015

COMMUNITY ZONING APPEALS BOARD 0
DATE 02/26/2004
THURSDAY
TIME 7:00 PM

Z2003000123 C05 2330
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
111 N.W. 1 STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

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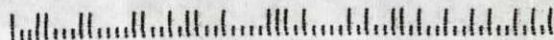
ZONING HEARING NOTICE

PRESORTED
FIRST CLASS



Z2003000123 C05 2025
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
111 N.W. 1 STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

IGRYTME 33128



MIAMI-DADE COUNTY NOTICE OF PUBLIC HEARING

HEARING NUMBER: 03-123
APPLICANT NAME: JOSE MILTON TRUST

THE APPLICANT IS REQUESTING A ZONE CHANGE FROM
LIMITED BUSINESS DISTRICT TO HIGH DENSITY
APARTMENT HOUSE DISTRICT.

LOCATION: 18255 N.W. 68 AVENUE, MIAMI-DADE COUNTY,
FLORIDA.

SIZE OF PROPERTY: 6.108 ACRES

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HEARING WILL BE HELD AT THE
LAWTON CHILES MIDDLE SCHOOL
8190 NW 197 STREET
MIAMI, FLORIDA 33015

THIS IS A PRELIMINARY
NOTICE ONLY. PRIOR TO
THE HEARING, MORE
SPECIFIC INFORMATION
WILL BE SENT TO YOU.

Z2003000123 C05 2025
MIAMI-DADE COUNTY
DEPARTMENT OF PLANNING & ZONING
ZONING HEARING SECTION
111 N.W. 1 STREET SUITE 1110
MIAMI, FLORIDA 33128-1974

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APPLICANT: JOSE MILTON TRUST

JOSE MILTON TRUST is appealing the decision of Community Zoning Appeals Board #5 which denied the following:

- (1) BU-1A to RU-4

REQUEST #1 ON THE SOUTHERN TRACT

- (2) UNUSUAL USE for entrance features – to wit: gated entrances, guardhouses and a decorative fountain.
- (3) Applicant is requesting to permit 29 street trees (49 required), 189 lot trees (541 required) and 4,823 shrubs (5,900 required).

REQUESTS #2 & #3 ON THE NORTHERN AND SOUTHERN TRACTS

- (4) MODIFICATION of Condition #3 of Resolution Z-190-71, passed and adopted by the Board of County Commissioners and last modified by Resolution 4-ZAB-98-85, passed and adopted by The Zoning Appeals Board, reading as follows:

FROM: "3. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Apartments Conversion for Country Club Towers', as prepared by Salvador M. Cruxent, Architect, dated 12-20-84, and consisting of 3 pages."

TO: "3. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Country Club Towers Second Phase II', as prepared by Salvador M. Cruxent, consisting of 12 sheets – Sheets A1.1 & A1.2 dated last revised 01/08/04, A1.3 through A5.2 dated last revised 1/6/04 and landscape plans entitled 'Phase II Country Club Towers Apartment Complex,' as prepared by EGS2 Corp., consisting of 5 sheets, dated signed and sealed 1/6/04.

The purpose of this request is to permit the applicant to submit revised site plans for expansion of a residential apartment development onto additional property to the south..

- (5) DELETION of three (3) agreements as recorded in Official Records Book 7397, Pages 597 through 603, Official Records Book 7397, Pages 604 through 609 and Official Records Book 7397, Pages 620 through 625.

The purpose of this request is to allow the applicant to release the aforementioned agreements from the subject property which tied the residential parcel to a site plan.

REQUESTS #4 & #5 ON THE NORTHERN TRACT

Upon a demonstration that the applicable standards have been satisfied, approval of request #3 may be considered under §33-311(A)(15) (Alternative Site Development Option for Multiple-Family Use) OR §33-311(a)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance) and approval of requests #4 & #5 may be considered under §33-311(A)(7) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing).

CONTINUED ON PAGE TWO

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HEARING NO. 04-2-CZ5-1 (03-123)

11-52-40
Council Area 5
Comm. Dist. 13

APPLICANT: JOSE MILTON TRUST

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: NORTHERN TRACT: Tract "A", COUNTRY CLUB TOWERS, Plat book 117, Page 2. AND: SOUTHERN TRACT: Tract "A", COUNTRY CLUB OF MIAMI VILLAGE CENTER, Plat book 99, Page 61.

LOCATION: The Southeast corner of N.W. 186 Street, & N.W. 68 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 19.3 Acres

BU-1A (Business – Limited)
RU-4L (Limited Apartment House 23 units/net acre)
RU-4M (Modified Apartment House 35.9 units/net acre)
RU-4. (apartments 50 units/net acre)

APPLICANT: JOSE MILTON TRUST

(1) BU-1A to RU-4

REQUEST #1 ON THE SOUTHERN TRACT

- (2) UNUSUAL USE for entrance features – to wit: gated entrances, guardhouses and a decorative fountain.
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CONTINUED ON PAGE TWO



HEARING NO. 04-2-CZ5-1 (03-123)

11-52-40
Council Area 5
Comm. Dist. 13

APPLICANT: JOSE MILTON TRUST

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

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LOCATION: The Southeast corner of N.W. 186 Street, & N.W. 68 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 19.3 Acres

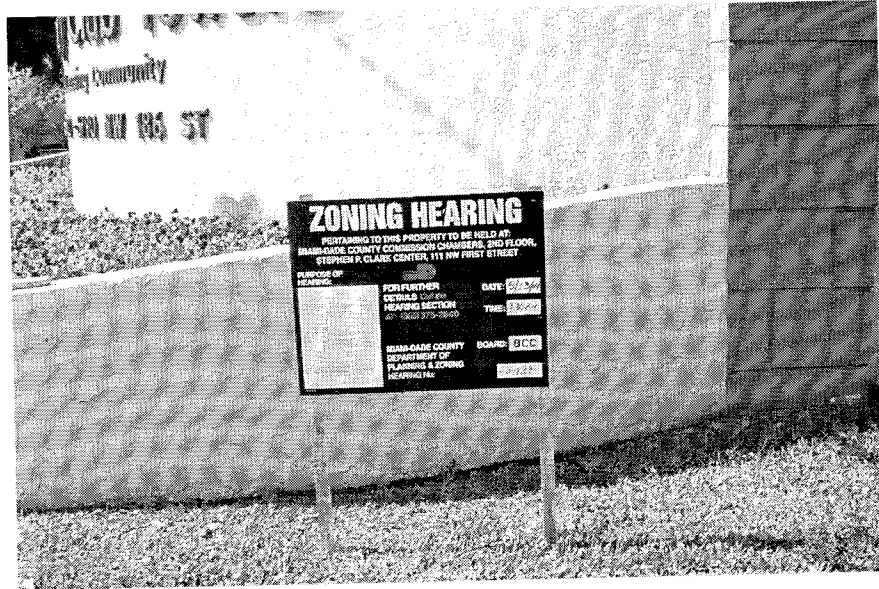
BU-1A (Business – Limited)
RU-4L (Limited Apartment House 23 units/net acre)
RU-4M (Modified Apartment House 35.9 units/net acre)
RU-4 (apartments 50 units/net acre)



**Miami-Dade County
Department of Planning and Zoning**



PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING



HEARING NUMBER: Z2003000123

BOARD: BCC

**LOCATION OF SIGN: LOCATED ON THE SOUTHEAST CORNER OF NW 186 ST
& NW 68TH AVE.**

Miami Dade County, Florida

Date of Posting: 21-APR-04

This is to certify that the above photograph is true and correct and that the sign concerning a Zoning Hearing application was posted as indicated above.

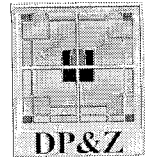
SIGNATURE:

FELIX ACOSTA

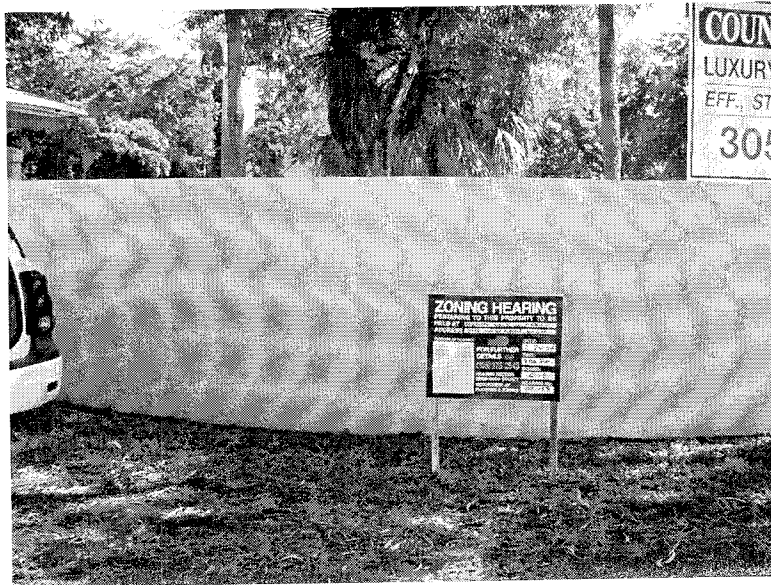
PRINT NAME:



**Miami-Dade County
Department of Planning and Zoning**



PHOTOGRAPH OF SIGN POSTED FOR ZONING HEARING



HEARING NUMBER: Z2003000123

BOARD: C05

**LOCATION OF SIGN: LOCATED ON THE SOUTHEAST CORNER OF NW 186 ST
& NW 68TH AVE.**

Miami Dade County, Florida

Date of Posting: 03-FEB-04

This is to certify that the above photograph is true and correct and that the sign concerning a Zoning Hearing application was posted as indicated above.

SIGNATURE:

FELIX ACOSTA

PRINT NAME:

Bce

AFFIDAVIT FOR MAILING OF FINAL NOTICES

RE: HEARING No. 03-123 Bce HEARING DATE 5/13/04

I, as the undersigned individual, do hereby affirm by my signature and date that all of the property owners of record, as reflected on the Miami-Dade County Property Appraiser's tax roll as updated within

- ☐ 500'
- ☒ 1/2 mile
- ☐ 1 mile

minimum radius of the property described in the above-referenced file have been input into the computer system prior to the deadline for the mailing of notices.

Signature: [Signature]
Date: April 09, 2004

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices corresponding to the property owners as hereby referenced were delivered to the mail room for postmarking and mailing.

Signature: [Signature]
Date: 04/9/2004

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices for the aforementioned file were received from the Zoning Agenda Coordinator's office and postmarked for delivery through the US Postal Service.

Signature: [Signature]
Date: 04/9/04

C-5 (25/6)

AFFIDAVIT FOR MAILING OF FINAL NOTICES

RE: HEARING No. 03-123 HEARING DATE 2/26/04

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- ☒ 1/2 mile
- ☐ 1 mile

minimum radius of the property described in the above-referenced file have been input into the computer system prior to the deadline for the mailing of notices.

Signature: [Signature]
Date: January 23, 2004

I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices corresponding to the property owners as hereby referenced were delivered to the mail room for postmarking and mailing.

Signature: [Signature]
Date: 1/23/04

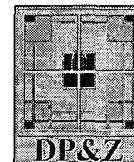
I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices for the aforementioned file were received from the Zoning Agenda Coordinator's office and postmarked for delivery through the US Postal Service.

Signature: [Signature]
Date: 1-23-04

C-5



Miami-Dade County
Department of Planning and Zoning



AFFIDAVIT FOR MAILING OR PRELIMINARY NOTICES

Re: HEARING No. Z2003000123

I, as the undersigned individual, do hereby affirm by my signature and date that all of the property owners of record, as reflected on the Miami-Dade County Property Appraiser's tax roll as updated within

✓ 1/2 mile

minimum radius of the property described in the above-referenced file have been input into the computer system prior to the deadline for the mailing of notices.

Signature:

Alfredo Fernandez-Cueto

Date:

4/25/03

.....
I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices corresponding to the property owners as hereby referenced were delivered to the mail room for postmarking and mailing.

Signature:

Denise Lee

Date:

5/08/03

.....
I, as the undersigned individual, do hereby affirm that on the dated referenced below, the notices for the aforementioned file were received from the Zoning Agenda Coordinator's office and postmarked for delivery through the US Postal Service.

Signature:

Date:

5/8/03

.....
TO BE RETAINED IN HEARING FILE



ZONING HEARING

BOARD OF COUNTY COMMISSIONERS
THURSDAY, MAY 13, 2004 - 9:30 a.m.
COMMISSION CHAMBERS - 2nd Floor
STEPHEN P. CLARK CENTER
111 NW 1 STREET, MIAMI, FLORIDA

The list below contains zoning items which may be of interest to your immediate neighborhood.

1. JOSE MILTON TRUST (03-123)

Location: The southeast corner of NW 186 Street and NW 68 Avenue, Miami-Dade County, Florida (19.3 Acres).

The applicant is appealing the decision of the Community Zoning Appeals Board #5 which denied the following:

The applicant is requesting a zone change from limited business district to high density apartment house district, an unusual use for entrance features with gates, guardhouses & decorative fountain, to permit less trees & shrubs than required on this site. Also requesting a modification of previously approved resolutions to permit the applicant to submit revised site plans to expand a residential apartment development onto additional property to the south, and a deletion of recorded covenants to allow the applicant to release these covenants from the subject property which tied the residential parcel to a site plan.

2. MISION CRISTIANA MARANATHA, INC. (03-279)

Location: 5201 NW 74 Avenue, Miami-Dade County, Florida (2.21 Acres).

The applicant is requesting to permit a religious facility with less lot area and less parking spaces than required, on this site.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications.

Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

Registration is available to any Homeowner's Association desiring that notice be provided to its president on zoning hearings involving its area of interest. For more information on this registration procedure, please call (305) 375-2565.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data pertaining to these items are available for inspection at the MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING, 11th Floor, 111 NW First Street, Miami, Florida. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

Miami-Dade County provides equal access an equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call (305) 375-1244 at least five days in advance.

* A person who decides to appeal any decision made by any board, agency or commission with respect to any matter considered at this meeting or hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based five days in advance.

KIDS

SELECTED LOC

FINAL

CLOS

NEW PRICE

50%

ALL DRESS & CASUAL SHOES

BOYS' & GIRLS' • HUGE SAVINGS!

\$4.99
NOW PR

GIRLS' FASHION

BLACK

\$4.99
NOW

ALL ATHLETIC SHOES

NIKE • REEBOK • AIR WALK

60% OFF

NEW SELECTION

GREAT SELECTION

60% OFF

EVERYTHING

STORE
FIXTURES
FOR SALE!
(SEE MANAGER)

THIS \$
520 W. 49TH
FIN
8675 SW COR
1635 NW 10

WE ACCEPT MISA, MASTER, AMEX, VISA
NO ADJUSTMENTS TO PRIOR PURCHASES • SUBJECT TO CREDIT REVIEW

Public Notices & Hearings

A person who decides to appeal any decision made by the Community Zoning Appeals Board with respect to any matter considered at its hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

Publication of this Notice on the 20 day of April 2004.
4/20

04-3-40/451172M

MIAMI-DADE COUNTY, FLORIDA

LEGAL NOTICE

ZONING HEARING

THE MIAMI-DADE COUNTY BOARD OF COUNTY COMMISSIONERS will hold a Public Hearing on the following items on Thursday, the 13th day of May, 2004 at 9:30 a.m. in the County Commission Chambers, 2nd Floor, Stephen P. Clark Center, 111 NW 1st Street, Miami, Florida. Said hearing is being held to consider the application hereinafter listed for Development of Regional Impact in the Unincorporated area of Miami-Dade County, Florida. The Board of County Commissioners RESERVES THE RIGHT to modify the applications, to impose desirable, reasonable conditions, and to change the minimum cubic content requirements, all for the best interest of the overall comprehensive zoning plan and regulations.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications.

Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data are available for inspection at the MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING, 11th Floor, 111 NW First Street, Miami, Florida. Protest & Waivers of Protest should be filed IN WRITING at least three days prior to the hearing date, giving the number of the hearing. If further information is desired, call (305) 375-2840, Hearing Section. Please refer to the hearing number when making an inquiry.

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HEARING NO. 03-7-CZ14-3 (03-150)
APPLICANT: FRV DEVELOPMENT

FRV DEVELOPMENT is appealing the decision of COMMUNITY ZONING APPEALS BOARD #14 which denied the following:
AU to RU-3M

SUBJECT PROPERTY: The west 1/4 of the west 1/4 of the SE 1/4 of the SE 1/4, less the south 290' and less the north 534.189' and less the west 25' of Section 31, Township 55 South, Range 40 East.

LOCATION: 290' north of S.W. 184 Street & east of S.W. 109 Avenue, Miami-Dade County, Florida.

HEARING NO. 04-2-CZ5-1 (03-123)
APPLICANT: JOSE MILTON TRUST

JOSE MILTON TRUST is appealing the decision of Community Zoning Appeals Board #5 which denied the following:
(1) BU-1A to RU-4

REQUEST #1 ON THE SOUTHERN TRACT

(2) UNUSUAL USE for entrance features - to wit: gated entrances, guardhouses and a decorative fountain.
(3) Applicant is requesting to permit 29 street trees (49 required), 189 lot trees (541 required) and 4,823 shrubs (5,900 required).

REQUESTS #2 & #3 ON THE NORTHERN AND SOUTHERN TRACTS

(4) MODIFICATION OF Condition #3 of Resolution Z-190-71, passed and adopted by the Board of County Commissioners and last modified by Resolution 4-ZAB-98-85, passed and adopted by The Zoning Appeals Board, reading as follows:

FROM: "3. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Apartments Conversion for Country Club Towers', as prepared by Salvador M. Cruzant, Architect, dated 12-20-84, and consisting of 3 pages."

TO: "3. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Country Club Towers Second Phase II', as prepared by Salvador M. Cruzant, consisting of 12 sheets - Sheets A1.1 & A1.2 dated last revised 01/08/04, A1.3 through A5.2 dated last revised 1/8/04 and landscape plans entitled 'Phase II Country Club Towers Apartment Complex', as prepared by EGS2 Corp., consisting of 5 sheets, dated signed and sealed 1/8/04.

The purpose of this request is to permit the applicant to submit revised site plans for expansion of a residential apartment development onto additional property to the south.

(5) DELETION of three (3) agreements as recorded in Official Records Book 7397, Pages 597 through 603, Official Records Book 7397, Pages 604 through 609 and Official Records Book 7397, Pages 620 through 625.

The purpose of this request is to allow the applicant to release the aforementioned agreements from the subject property which tied the residential parcel to a site plan.

REQUESTS #4 & #5 ON THE NORTHERN TRACT

Upon a demonstration that the applicable standards have been satisfied, approval of request #3 may be considered under §33-311(A)(15) (Alternative Site Development Option for Multiple-Family Use) OR §33-311(a)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance) and approval of requests #4 & #5 may be considered under §33-311(A)(7) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing).

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: NORTHERN TRACT: Tract "A", COUNTRY CLUB TOWERS, Plat book 117, Page 2. AND: SOUTHERN TRACT: Tract "A", COUNTRY CLUB OF MIAMI VILLAGE CENTER, Plat book 99, Page 61.

LOCATION: The Southeast corner of N.W. 188 Street & N.W. 68 Avenue, Miami-Dade County, Florida.

HEARING NO. 04-5-CC-1 (03-254)

APPLICANT: EVANGEL TEMPLE, INC.

(1) SPECIAL EXCEPTION to permit the expansion of a religious facility onto additional property to the east and south.

(2) MODIFICATION OF Condition #3 of Resolution 4-ZAB-197-70 and as last modified by Resolution 4-ZAB-219-81, passed and adopted by Zoning Appeals Board, reading as follows:

FROM: "3. That in the approval of the plan, the same be basically in accordance with that submitted for the hearing entitled 'Proposed Addition for Evangel Temple', as prepared by Lawrence F. Brill, Inc., Consulting Engineers, consisting of 4 pages and dated received by the Zoning Hearing Section, Dade County Building & Zoning Department on April 7, 1981."

TO: "3. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Site Plan Evangel Temple Assembly of God', as prepared by Ramos Martinez, dated 7/21/03 and consisting of 6 sheets."

The purpose of the above request is to allow the applicant to expand the religious facility use onto additional property to the east and south, to include an administrative office building and meeting rooms.

(3) Applicant is requesting to permit parking & a driveway within 25' of the official right-of-way (not permitted).

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(7) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing).

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: Tracts 449 through 452 and Tracts 479 through 482, BISCAYNE GARDENS, SECTION "B", Plat book 40, Page 49.

LOCATION: Lying east of N.W. 6 Avenue & between N.W. 157 Street and N.W. 159 Street, Miami-Dade County, Florida.

HEARING NO. 04-5-CC-2 (03-279)

APPLICANT: MISION CRISTIANA MARANATHA, INC.

(1) Applicant is requesting to permit a religious facility with a lot area of 2.21 gross acres (2.5 gross acres required).

(2) Applicant is requesting to permit 77 parking spaces (122 spaces required).

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Mision Cristiana Maranatha," as prepared by Jorge L. Villa, Architect, dated 6/3/03 and consisting of 2 sheets.

SUBJECT PROPERTY: The south 260' of the west 370' of Tract 22, FLORIDA FRUITLAND COMPANY, Plat book 2, Page 17.

LOCATION: 5201-09 N.W. 74 Avenue, Miami-Dade County, Florida.

In accordance with Sections 33-313, 314, and 315 of the Code of Miami-Dade County, all Board of County Commissioners' decisions are subject to review by the Circuit Court of Appeals upon appeal when filed with the Clerk of the Court at Miami-Dade County Court House, Appellate Division, 73 West Flagler, Room 135 - Balcony, Miami, FL 33130, within 30 days from the date of transmittal of the resolution to the Clerk of the Board.

A person who decides to appeal any decision made by the Community Zoning Appeals Board with respect to any matter considered at its hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

Publication of this Notice on the 20 day of April 2004.

4/20

04-3-41/451173M

MIAMI-DADE COUNTY, FLORIDA

ZONING HEARING

THE MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD FOR AREA 14 will hold a Public Hearing on the following items on Tuesday, the 11th day of May, 2004 at 6:00 p.m. in the SOUTH DADE GOVERNMENT CENTER - ROOM 203 (Old Building), 10710 SW 21st Street, Miami, Florida. Said hearing is being held to consider the applications hereinafter listed for District Boundary Changes, Non-Use Variances, Special Exceptions, Unusual Uses, Modifications of previous resolutions, Use Variances, Appeals of Administrative Decisions and Reformations of Resolutions for this area within Unincorporated Miami-Dade County, Florida. The Community Zoning Appeals Board RESERVES THE RIGHT to modify the applications, to impose desirable, reasonable conditions, and to change the minimum cubic content requirements, all for the best interest of the overall comprehensive zoning plan and regulations.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications.

Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data are available for inspection at the MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING, 11th Floor, 111 NW First Street, Miami, Florida. Protest & Waivers of Protest should be filed IN WRITING at least three days prior to the hearing date, giving the number of the hearing. If further information is desired, call (305) 375-2840, Hearing Section. Please refer to the hearing number when making an inquiry.

Miami-Dade County provides equal access and equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call (305) 375-1244 at least five days in advance.

HEARING NO. 04-5-CZ14-1 (03-327)

APPLICANT: T-MOBILE

SPECIAL EXCEPTION to permit a wireless supported service facility.

Upon a demonstration that the applicable standards have been satisfied, approval of this request may be considered under §33-311(A)(18) (Alternative Site Development Option for Telecommunications Facilities) or under §33-311(A)(3) (Special Exception).

Plans are on file and may be examined in the Zoning Department entitled "MD1180.F Quail Roost," as prepared by W. T. Communication Design Group L. L. C., consisting of 3 pages and dated revised 2/3/04 and "Landscape Plan," as prepared by Ludovici & Orange, dated 3/29/04. Plans may be modified at public hearing.

SUBJECT PROPERTY: EXHIBIT "A": The south 1/4 of Block 15 and all of Blocks 16, 17, 18 & 19, NEW SOUTH MIAMI HEIGHTS, according to the Dade County Resolution No. 7779, Plat book 46, Page 83 and according to the plat of ADDITION "T", SOUTH MIAMI HEIGHTS, Plat book 23, Page 73, and a portion of each of S.W. 188th Street, S.W. 188th Terrace and S.W. 190th Terrace, according to Dade County Resolution Nos. 8438 and 8759, being more particularly described as follows: Commence at a point on the W/ly line of Section 6, Township 56 South, Range 40 East, said point being 1,443.29' south of the Northwest corner of said Section 6; thence run S89°57'29"E 35' to the Northwest corner of the south 1/4 of said Block 15, said corner being the Point of beginning of the parcel of land hereinafter described; thence run S89°57'29"E 618.47' along the N/ly line of the south 1/4 of said Block 15 to the Northeast corner of the south 1/4 of said Block 15; thence run S02°23'W 140.74' along the E/ly line of said Block 15 and its S/ly extension to the Point of intersection with the NW/ly extension of the NE/ly line of said Block 17; thence run S38°55'15"E 183.25' along the NW/ly extension of the NE/ly line of said Block 17 and along the NE/ly line of said Block 17 to the Point of curvature of a curve to the right having a radius of 25'; thence run

POSITIVE PARENTING

Tips for the terrible twos

Q: Life with my 2-year-old is a long stream of "No's." Either he's saying no to me ("no shoes," "no bath") or I'm saying no to him ("no touching," "no climbing").

We also have our share of tantrums. I know this is just a phase, but I want to make this easier for both of us.



DEBBIE GLASSER
author

A: Your young toddler is experiencing many changes. He is learning new words and skills and is becoming more independent.

But he is also experiencing more frustrations than ever before.

While his language is growing, he still has challenges expressing himself. And, while his motor skills are developing, there is lots he wants to do but can't.

While some "no's" and tantrums may be part of every toddler's life, there are ways you can minimize the power struggles, support your son's independence, help him cope with frustration, and provide the limits and boundaries he needs to be safe and secure.

• **Be proactive.** Observe the times when your son seems especially negative or has more frequent tantrums. Do they occur primarily when he is tired? Hungry? If getting ready for school is his most challenging time, wake him earlier or simplify his routine so the mornings are less rushed.

If errands are especially challenging, be sure he's well-rested and well-fed, and, when possible, keep the errands brief.

• **Be flexible.** When your son seems particularly negative or over-tired, consider rescheduling your schedule and expectations. For example, if

your son missed his nap, you might postpone a trip to the grocery store until he's more rested.

• **Provide choices.** Your son is seeking control and independence. This is a sign that he's growing up. Find opportunities to provide age-appropriate choices. You could say, "It's dinner time. Would you like chicken or pasta?" Or, in the morning, "Red shirt or blue shirt? You choose."

There will be times when it is not appropriate to give choices, such as health and safety issues. When crossing the street, you might say, "We're crossing the street, do you want to hold my hand or should I carry you?" If your son doesn't choose either, you can gently pick him up and carry him across the street.

• **Create a "yes" environment.** Provide toys, books and places to explore in your home. If the majority of places and objects in your home are off-limits, you'll find yourself saying no very often, which is frustrating for everyone involved.

If you have keepsakes on your table, put them away for now. Be sure to child-proof your home and provide constant adult supervision.

• **Help your son express himself.** Tantrums are a strong case of the "no's" often occur when toddlers have difficulty expressing their needs and feelings. Help your son find the words to express himself. When he seems frustrated, you might say, "Yes, it's your turn to share the truck. You can tell your friend, 'My turn, please.'"

Keep your words simple, and be patient and realistic.

• **Let him know what to expect.** One way to minimize power struggles and reduce tantrums is to let your child know what you expect and what's coming next. For example, before leaving the play-

ground you can say, "After 10 more swings, we will be leaving the playground."

If he says "No!" you can support his feelings and set limits such as, "I know you don't want to leave because you're having so much fun. But it's time to go. Once you've given advanced notice, he may still respond with no or a tantrum. At this point, you might ignore these protests and calmly bring him to the car. Offer positive attention when he is calm."

• **Be positive and playful.** The toddler years are such a playful time. Encourage cooperation with a light-hearted approach. Instead of saying, "It's time to take a bath," you might try, "Come see these beautiful bubbles in the bath!"

• **Keep your expectations realistic.** While your 2-year-old is learning many new skills, he still has many more to master. In the meantime, he needs you to keep him safe, support his feelings and be a patient and loving teacher as he learns these life lessons.

If you have concerns about your son's behavior, or you feel overwhelmed by his behaviors, seek professional guidance.

Debbie Glasser, Ph.D., is director of Family Support Services at the Maimon Segal Institute for Early Childhood Studies at Nova Southeastern University and is chairwoman of the National Parenting Education Network. Call 954-262-6900 or e-mail glasser@nova.edu

Have a question for Positive Parenting? Send it to: Positive Parenting, The Herald, 2010 NW 150th Ave., Pembroke Pines, FL 33028, fax to 954-538-0021 or e-mail hwilson@herald.com with Positive Parenting in the subject field.

Torn between a Caribbean cruise and river rafting?

Find Travel Solutions in Sunday's Herald.

The Miami Herald

ZONING HEARING

CITY OF DORAL COUNCIL
Wednesday, February 28, 2004 7:00 PM
1000 NW 41 Street, Doral, FL 33126

The list below contains zoning items which may be of interest to your immediate neighborhood.

1. **WIND-DOVE STORES, INC. (P-174)**

Location: 10000 NW 41 Street, Doral, Florida (9.27 Acres)

The applicant is requesting an use variance to permit a liquor package store in the limited highest density district, as would be permitted in the general business district, and a special exception to permit a liquor package store in the special use district less than required from other zoning beverage use establishments. etc. etc.

All persons are invited to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Council member individually, either orally or in writing, about zoning applications. Those items not heard prior to the ending time for this meeting will be deferred to the next available zoning hearing meeting date for the Council.

Registration is available to any Homeowner's Association desiring that notice be provided to its president on zoning hearings involving its area of interest. For more information on this registration procedure, please call (305) 375-2565.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating services, please call the Zoning Agency Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data pertaining to these items are available for inspection at the MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING, 1101 PINE STREET, MIAMI, FLORIDA, and at the City of Doral, 4005 NW 87 Avenue, Doral, Florida 33126. If further information is desired, call (305) 375-2565, Hearing Section or the City of Doral Clerk (305) 583-4726. Please refer to the hearing number when making an inquiry.

Miami-Dade County and the City of Doral provide equal access to equal opportunity in employment and do not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call (305) 375-1244 at least five days in advance.

* Anyone wishing to appeal any decision made by the Doral City Council with respect to any matter considered at the meeting or hearing will need a record of the proceedings and for each person may need to ensure that a verbatim record of the proceedings is made which record includes the testimony and evidence upon which the appeal is to be based.

ZONING HEARING

COMMUNITY ZONING APPEALS BOARD
THURSDAY, FEBRUARY 26, 2004 7:00 PM
AMERICAN HIGH SCHOOL 1501 NW 150th Ave., Pembroke Pines, FL 33028

The list below contains zoning items which may be of interest to your immediate neighborhood.

1. **JOE MEXICO TRUST (P-121)**

Location: The southeast corner of NW 150 Street and NW 68 Avenue, Miami-Dade County, Florida (19.3 Acres)

The applicant is requesting a zone change from limited business district to high density apartment townhouse district, an annual use for entrance features with gates, porte-cochere and decorative fountain, to permit less trees & shrubs than required on this site. Also requesting a modification of previously approved resolutions to permit the applicant to submit revised site plans to expand a residential apartment development onto additional property to the south, and a deletion of recorded covenants to allow the applicant to release these covenants from the subject property which the residential parcel to a site plan.

Multiple members of individual community councils may be present.

All persons are invited to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications. Those items not heard prior to the ending time for this meeting will be deferred to the next available zoning hearing meeting date for the Board.

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Maps and other data pertaining to these items are available for inspection at the MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING, 1101 PINE STREET, MIAMI, FLORIDA, and at the City of Doral, 4005 NW 87 Avenue, Doral, Florida 33126. If further information is desired, call (305) 375-2565, Hearing Section. Please refer to the hearing number when making an inquiry.

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WOS

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e Glasser, Ph.D., is
f Family Support Ser-
the Mailman Segal
for Early Childhood
t Nova Southeastern
y and is chairwoman
tional Parenting Edu-
Network. Call
6900 or e-mail
nova.edu

a question for Posi-
nting? Send it to: Pos-
enting, The Herald,
7 150th Ave., Pem-
ies, FL 33028, fax to
21 or e-mail
@herald.com with
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Miami Herald

**MIAMI-DADE**

ZONING HEARING
CITY OF DORAL COUNCIL
Wednesday, February 25, 2004, 7:00 p.m.
MIAMI-DADE JESUS RECTOR MEETING CENTER
3101 NW 41 Street, Doral, Florida

The list below contains zoning items which may be of interest to your immediate neighborhood.

1. **WINN-DIXIE STORES, INC. (01-294)**

Location: 10505 NW 41 Street, Doral, Florida (6.37 Acres)

The applicant is requesting an use variance to permit a liquor package store in the limited business district, as would be permitted in the special business district, and a special exception to permit a liquor package store to be spaced less than required from other existing beverage use establishments, on this site.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Council member individually, either orally or in writing, about zoning applications. Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Council.


Registration is available to any Homeowner's Association desiring that notice be provided to its president on zoning hearings involving its area of interest. For more information on this registration procedure, please call (305) 375-2565.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data pertaining to these items are available for inspection at the MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING, 11th Floor, 111 NW First Street, Miami, Florida and at the City of Doral, 4055 NW 97 Avenue, Doral, Florida, 33178. If further information is desired, call (305) 375-2640, Hearing Section or the City of Doral Clerk (305) 583-6725. Please refer to the hearing number when making an inquiry.

Miami-Dade County and the City of Doral provide equal access an equal opportunity in employment and do not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call (305) 375-1244 at least five days in advance.

* Anyone wishing to appeal any decision made by the Doral City Council with respect to any matter considered at this meeting or hearing will need a record of the proceedings and for such purpose, may need to ensure that a verbatim record of the proceedings is made which record includes the testimony and evidence upon which the appeal is to be based.

**MIAMI-DADE**

ZONING HEARING
COMMUNITY ZONING APPEALS BOARD
THURSDAY, FEBRUARY 19, 2004, 7:00 p.m.
AMERICAN HIGH SCHOOL
14350 NW 27 AVENUE, MIAMI, FLORIDA

The list below contains zoning items which may be of interest to your immediate neighborhood.

1. **JOSE MILTON TRUST (03-123)**

Location: The southeast corner of NW 186 Street and NW 68 Avenue, Miami-Dade County, Florida (10.3 Acres)

The applicant is requesting a zone change from limited business district to high density apartment house district, an unusual use for entrance features with gates, guardhouses and decorative fountain, to permit less trees & shrubs than required on this site. Also requesting a modification of previously approved resolutions to permit the applicant to submit revised site plans to expand a residential apartment development onto additional property to the south, and a deletion of recorded covenants to allow the applicant to release these covenants from the subject property which tied the residential parcel to a site plan.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications. Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

Registration is available to any Homeowner's Association desiring that notice be provided to its president on zoning hearings involving its area of interest. For more information on this registration procedure, please call (305) 375-2565. If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

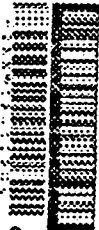
Maps and other data pertaining to these items are available for inspection at the MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING, 11th Floor, 111 NW First Street, Miami, Florida. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

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* A person who decides to appeal any decision made by any board, agency or commission with respect to any matter considered at this meeting or hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based five days in advance.



BLACK 13NW

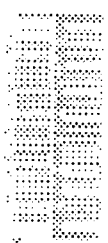


CYAN 13NW

C-5



MAGENTA 13NW



13NW

Public Notices & Hearings

Varience) or (c) (Alternative Non-Use Varience).
Plan are on file and may be examined in the Zoning Department entitled "Family and Master Room Additions for Mr. & Mrs. Martinez," preparer unknown, consisting of 2 sheets, dated received October 20, 2003. Plans may be modified at public hearing.
SUBJECT PROPERTY: Lot 5, Block 3, BROADMOOR MANOR, Plat book 50, Page 29.
LOCATION: 3400 N.W. 95 Street, Miami-Dade County, Florida.

In accordance with Sections 33-313, 314, and 316 of the Code of Miami-Dade County, Community Zoning Appeals Board decisions are appealable to the Board of County Commissioners or to the Circuit Court of Appeals. Appeals to the Board of County Commissioners must be made within 14 days of the day of posting of the results of the hearing on a form prescribed by the Department of Planning and Zoning. Appeals that are subject to the Circuit Court of Appeals must be filed with the Clerk of the Court at Miami-Dade County Court House, Appellate Division, 73 West Flagler, Room 135 - Balcony, Miami, FL 33130, within 30 days from the date of transmittal of the resolution to the Clerk of the Board.

A person who decides to appeal any decision made by the Community Zoning Appeals Board with respect to any matter considered at its hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

Publication of this Notice on the 3 day of February 2004.
2/3

04-3-27/430187M

MIAMI-DADE COUNTY, FLORIDA

LEGAL NOTICE
THE MIAMI-DADE COUNTY COMMUNITY ZONING APPEALS BOARD FOR AREA 5 will hold a Public Hearing on the following items on Thursday, the 26th day of February, 2004 at 7:00 p.m. in the AMERICAN HIGH SCHOOL, 18350 NW 67 Avenue, Mialeah, Florida. Said hearing is being held to consider the applications hereinafter listed for District Boundary Changes, Non-Use Variances, Special Exceptions, Unusual Uses, Modifications of previous resolutions, Use Variances, Appeals of Administrative Decisions and Reforms of Resolutions for this area within Unincorporated Miami-Dade County, Florida. The Community Zoning Appeals Board RESERVES THE RIGHT to modify the applications, to impose desirable, reasonable conditions, and to change the minimum cubic content requirements, all for the best interest of the overall comprehensive zoning plan and regulations.

Multiple members of individual community councils may be present.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Board member individually, either orally or in writing, about zoning applications.

Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Board.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data are available for inspection at the MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING, 11th Floor, 111 NW First Street, Miami, Florida. Protest & Waivers of Protest should be filed IN WRITING at least three days prior to the hearing date, giving the number of the hearing. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

Miami-Dade County provides equal access and equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call (305) 375-1244 at least five days in advance.

HEARING NO. 04-2-CZ5-1 (03-123)
APPLICANT: JOSE MILTON TRUST

(1) BU-1A to RU-4

REQUEST #1 ON THE SOUTHERN TRACT

(2) UNUSUAL USE for entrance features - to wit: gated entrances, guardhouses and a decorative fountain.

(3) Applicant is requesting to permit 29 street trees (49 required), 189 lot trees (541 required) and 4,823 shrubs (5,800 required).

REQUESTS #2 & #3 ON THE NORTHERN AND SOUTHERN TRACTS

(4) MODIFICATION of Condition #3 of Resolution Z-190-71, passed and adopted by the Board adopted by The Zoning Appeals Board, reading as follows:

FROM: "3. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Apartments Conversion for Country Club Towers' as prepared by Salvador M. Cruzant, Architect, dated 12-20-84, and consisting of 3 pages."

TO: "3. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Country Club Towers Second Phase II,' as prepared by Salvador M. Cruzant, consisting of 12 sheets - Sheets A1.1 & A1.2 dated last revised 01/09/04, A1.3 through A5.2 dated last revised 1/8/04 and landscape plans entitled 'Phase II Country Club Towers Apartment Complex' as prepared by EGS2 Corp., consisting of 5 sheets, dated signed and sealed 1/8/04."

The purpose of this request is to permit the applicant to submit revised site plans for expansion of a residential apartment development onto additional property to the south.

(5) DELETION of three (3) agreements as recorded in Official Records Book 7397, Pages 597 through 603, Official Records Book 7397, Pages 604 through 609 and Official Records Book 7397, Pages 620 through 625.

The purpose of this request is to allow the applicant to release the aforementioned agreements from the subject property which tied the residential parcel to a site plan.

REQUESTS #4 & #5 ON THE NORTHERN TRACT

Upon a demonstration that the applicable standards have been satisfied, approval of request #3 may be considered under §33-311(A)(15) (Alternative Site Development Option for Multiple-Family Use) OR §33-311(A)(4)(b) (Non-Use Varience) or (c) (Alternative Non-Use Varience) and approval of requests #4 & #5 may be considered under §33-311(A)(7) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing).

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: NORTHERN TRACT: Tract 'A', COUNTRY CLUB TOWERS, Plat book 117, Page 2.
AND: SOUTHERN TRACT: Tract 'A', COUNTRY CLUB OF MIAMI VILLAGE CENTER, Plat book 99, Page 61.

LOCATION: The Southeast corner of N.W. 186 Street, & N.W. 68 Avenue, Miami-Dade County, Florida.

In accordance with Sections 33-313, 314, and 316 of the Code of Miami-Dade County, Community Zoning Appeals Board decisions are appealable to the Board of County Commissioners or to the Circuit Court of

Appeals. Appeals to the Board of County Commissioners must be made within 14 days of the day of posting of the results of the hearing on a form prescribed by the Department of Planning and Zoning. Appeals that are subject to the Circuit Court of Appeals must be filed with the Clerk of the Court at Miami-Dade County Court House, Appellate Division, 73 West Flagler, Room 135 - Balcony, Miami, FL 33130, within 30 days from the date of transmittal of the resolution to the Clerk of the Board.

A person who decides to appeal any decision made by the Community Zoning Appeals Board with respect to any matter considered at its hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

Publication of this Notice on the 3 day of February 2004.
2/3

04-3-25/430184M

MIAMI-DADE COUNTY, FLORIDA

ZONING HEARING

LEGAL NOTICE
THE VILLAGE OF PALMETTO BAY COUNCIL will hold a Public Hearing on the following items on Monday, the 23rd day of February, 2004 at 7:00 p.m. in the SOUTHWOOD MIDDLE SCHOOL, 18301 SW 80 Avenue, Miami, Florida. Said hearing is being held to consider the applications hereinafter listed for District Boundary Changes, Non-Use Variances, Special Exceptions, Unusual Uses, Modifications of previous resolutions, Use Variances, Appeals of Administrative Decisions and Reforms of Resolutions for this area within the Village of Palmetto Bay, Florida. The Village of Palmetto Bay Council RESERVES THE RIGHT to modify the applications, to impose desirable, reasonable conditions, and to change the minimum cubic content requirements, all for the best interest of the overall comprehensive zoning plan and regulations.

All persons are entitled to attend and to speak at zoning hearings. However, the courts have ruled that it is improper to contact a Council member individually, either orally or in writing, about zoning applications.

Those items not heard prior to the ending time for this meeting, will be deferred to the next available zoning hearing meeting date for this Council.

If you are in need of a translator at the Hearing, one can be provided for you at no charge. To arrange for translating service, please call the Zoning Agenda Coordinator's Office at (305) 375-1244 at least two weeks in advance of the meeting date.

Maps and other data are available for inspection at the MIAMI-DADE COUNTY DEPARTMENT OF PLANNING AND ZONING, 11th Floor, 111 NW First Street, Miami, Florida and at the Village of Palmetto Bay, Village Hall, 900 Perrine Avenue, Palmetto Bay, Florida. Protest & Waivers of Protest should be filed IN WRITING at least three days prior to the hearing date, giving the number of the hearing. If further information is desired, call (305) 375-2640, Hearing Section. Please refer to the hearing number when making an inquiry.

Miami-Dade County and the Village of Palmetto Bay provide equal access and equal opportunity in employment and does not discriminate on the basis of disability in its programs or services. For material in alternate format, a sign language interpreter or other accommodations, please call (305) 375-1244 at least five days in advance.

HEARING NO. 04-1-VPB-1 (02-287)

APPLICANTS: GARY & CAROLYN PASTORELLA

The applicant is appealing an administrative decision alleging that the Director erred in her May 10, 2002 and January 31, 2003 determinations to approve Substantial Compliance Determination #D2002000008 in which the Director found the site plans and its revision to be basically in accordance with the plans approved pursuant to Resolution #Z-193-83.

The purpose of the request is to reverse the Director's administrative approval of specific site plans for a previously approved youth activities building.

SUBJECT PROPERTY: These portions of the south ¼ of the SW ¼ of the NE ¼ of the SW ¼ of the SE ¼ of the SW ¼ of the NE ¼ of Section 23, Township 55 South, Range 40 East, lying east of Ingraham Highway, less the east 175' thereof, and less therefrom the south 35'.

LOCATION: The Northeast corner of S.W. 144 Street & Old Cutler Road, AKA: 7055 S.W. 144 Street, Village of Palmetto Bay, Florida.

In accordance with Emergency Ordinance No. 02-02 of the Village of Palmetto Bay Codes, Village of Palmetto Bay Council decisions are appealable to the Circuit Court of Appeals. Appeals that are subject to the Circuit Court of Appeals must be filed with the Clerk of the Court at Miami-Dade County Court House, Appellate Division, 73 West Flagler, Room 135 - Balcony, Miami, FL 33130, within 30 days from the date of transmittal of the resolution to the Clerk of the Board.

A person who decides to appeal any decision made by the Village of Palmetto Bay Council with respect to any matter considered at its hearing, will need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

Publication of this Notice on the 3 day of February 2004.
2/3

04-3-24/430183M

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